



Willsons

1, St. Peters Close, Burgh Le Marsh, Skegness

£269,950



Willsons
SINCE 1842

1, St. Peters Close,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5EH

"AGENT'S COMMENTS"

An attractively presented and spacious 3 bedroom detached bungalow with garage and gardens on a cul-de-sac location in this popular market town of Burgh le Marsh having reception hall, lounge, dining kitchen, 3 bedrooms, bath/shower room, cloakroom and 2 porches having the benefit of Upvc double glazed windows and doors, gas fired central heating, parking, garage and gardens.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre



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Accommodation

Upvc double glazed entrance door opens into:

Entrance Porch

6'5" x 3'2" (1.96m x 0.97m)

Being of Upvc double glazed construction on a brick base with a polycarbonate roof, single glazed door into:

Reception Hall

Having a recessed cupboard incorporating washing machine and dryer, opening into:

Dining Kitchen

18' x 7'7" (5.49m x 2.31m)

Equipped with a comprehensive range of stylish grey wall and base units having worksurfaces with matching upstand, 5 ring ceramic hob with twin electric oven below and stylish extractor hood over, single drainer sink with mixer tap, integrated larder fridge and dishwasher, Upvc double glazed front window, large opening leading round into the:

Lounge

18' x 10'10"/10'1" (5.49m x 3.30m/3.07m)

With fireplace with wood burning stove, Upvc double glazed front window, twin doors into reception hall.

Bedroom 1

11'4" x 9'9" (3.45m x 2.97m)

Upvc double glazed rear window, radiator.

Bedroom 2

12'5" x 11'5" (3.78m x 3.48m)

Upvc double glazed rear window, radiator.

Bedroom 3

9'10" x 6'10" (3.00m x 2.08m)

Upvc double glazed front window, radiator.

Bath/Shower Room

8'5" x 5'5" (2.57m x 1.65m)

Equipped with corner shower cubicle with electric shower, bath with hand-held mixer tap over, wash hand basin with cupboard below, wc with enclosed cistern, ladder style towel rail, Upvc double glazed window.

Cloakroom

5'2" x 2'10" (1.57m x 0.86m)

Having a combined wash hand basin and Wc with cistern incorporated in a cupboard, tiled walls and floor, radiator, Upvc double glazed window.

Side Porch

11'8" x 5' (3.56m x 1.52m)

With Upvc double glazed door from the hall, of Upvc double glazed construction with polycarbonate roof and Upvc double glazed exterior door onto the front garden.

Exterior

Having a lawned front garden with wrought iron vehicle gates and patterned concrete drive, gravelled bed to side and leading to the:

Garage

18'8" x 9' (5.69m x 2.74m)

With up and over vehicle door, side door, light and power, single glazed window, Upvc double glazed exterior door to rear garden.

Timber Store

Rear Garden

The rear garden is mainly laid to lawn with a patio area to the rear of the garage and a further patio/sitting area to the side of the bungalow with a raised bed and a small timber shed, outside electric point.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 67D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0370-2639-0050-2529-5645.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

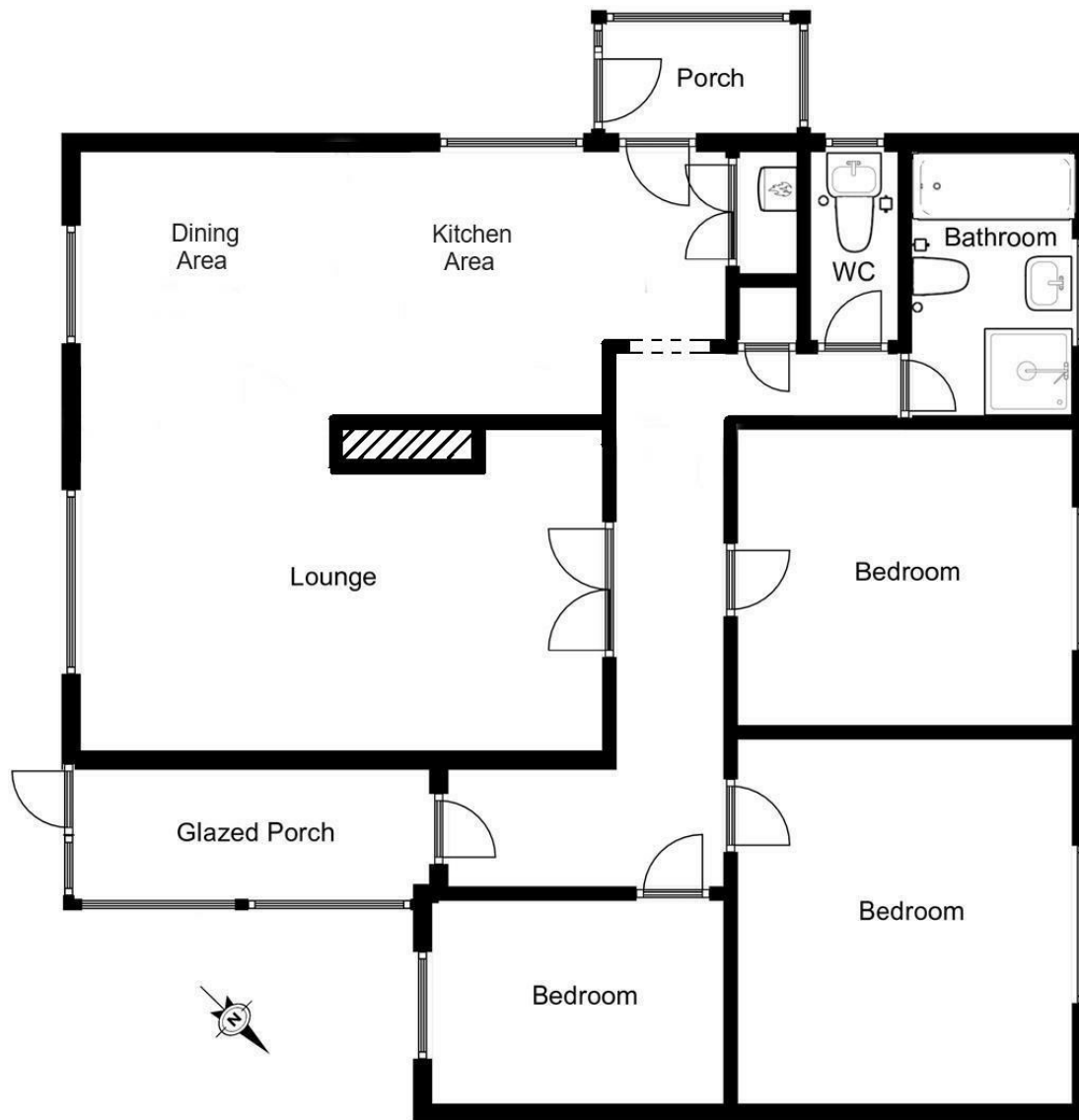
Directions

Proceed west out of Skegness on the A158 Burgh Road, at the Burgh le Marsh roundabout take the first exit into town, proceed through town past the church and Wainfleet Road, turn left into Elm Crescent and right into St Peters Close whereupon the property will be found on the left hand side.

What3Words

hotspots.lunging.respect





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

